

P/O
Map 13 Lot 150
13-140

RK 6599PG200

TRANSFER
TAX
PAID

WARRANTY DEED
(Joint Tenancy – Statutory Short Form)
024296

I, **Marie A. Gurney** of Waterville, Kennebec County, Maine, for consideration paid, grant to **Arthur Roy** and **Dolores Roy**, whose mailing address is 670 West River Road, Waterville, Maine 04901, as **Joint Tenants with Warranty Covenants**, a certain lot or parcel of land, more particularly bounded and described as follows, to wit:

A CERTAIN LOT OR PARCEL OF LAND situated southeasterly of the southeasterly side of the West River Road in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows.

Beginning at an iron pin located One (1) foot southeasterly of the southeasterly side of the West River Road. Said pin being on a course of N 60° 14' E a distance of Two Hundred Thirty-nine and 5/10ths (239.5) feet from the northwesterly corner of land now or formerly of D & R Development, Inc. as recorded in the Kennebec County Registry of Deeds in Book 2652, Page 171. Thence by the following courses and distances:

- 1) S 44° 00' E along land of Arthur and Dolores Roy as recorded said Registry in Book 3827, Page 50 a distance of Twenty and 6/10ths (20.6) feet to an iron pin.
- 2) S 59° 26' E along land of said Roy a distance of Twenty-six and 5/10ths (26.5) feet to an iron pin.
- 3) S 16° 51' E along land of said Roy a distance of One Hundred Ten and 5/10ths (110.5) feet to an iron pin.
- 4) S 10° 06' E along land of said Roy a distance of One Hundred Thirty-one and 4/10ths (131.4) feet to an iron pin and land now or formerly of D & R Development, Inc. as recorded in the Kennebec County Registry of Deeds in Book 2652, Page 171.
- 5) N 02° 11' W a distance of Two Hundred Twenty-three and 4/10ths (223.4) feet to an iron pin set.
- 6) N 59° 26' W a distance of Thirty-four and 3/10ths (34.3) feet to an iron pin set.
- 7) N 44° 00' W a distance of Twenty-three and 5/10ths (23.5) feet to an iron pin set.
- 8) N 54° 38' E along the land of said Roy a distance of Ten and 1/10ths (10.1) feet to the point of beginning.

Phillips & Bernier

P/O
map 13 P+150
13-140

BK 6599PG201

The above described parcel of land containing 3815 square feet or 0.1 acres is a portion of the property conveyed to Marie A. Gurney as recorded in said Registry in Book 1500, Page 41. Reference is made to a Boundary Survey for Arthur and Dolores Roy (revision 2) by Northeast Land Surveys, Inc. dated August 15, 1990. All iron pins set are 5/8" rebar capped PLS #1318.

Witness my hand and seal this 16 day of August, 2001.

Daniel J. Bernier
Witness

Marie A. Gurney
Marie A. Gurney

Witness

STATE OF MAINE

Kennebec, ss.

August 16, 2001

Then personally appeared the above named Marie A. Gurney and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Daniel J. Bernier
Notary Public



DANIEL J. BERNIER
Notary Public, State of Maine
My Commission Expires December 5, 2007

My Com. Exp.: _____



RECEIVED KENNEBEC SS.

2001 AUG 24 AM 9:00

ATTEST: Laura Ruth Brown
REGISTER OF DEEDS